

Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

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James Hegarty
Town Clerk
Town House
Southborough, MA 01772

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0717 ext. 1

June 16, 2016

Notice of Decision for an Application for a Special Permit

Property Address: 70 Flagg Rd.

Appellants: John Bartolini Jr.

Application Filed: May 17, 2016

The Board opened the public hearing on June 15, 2016 at 6:30pm in the Public Meeting Room of Southborough Town Hall with regard to the petition for the appellants for the following:

Petition: Special Permit request(s) to convert a single family home into a two-family dwelling. The Special Permit is pursuant to Sec. 174-8.7 C (3).

Sitting as a Board: Leo F. Bartolini Jr., Chairperson
Paul Drepanos
Andrew R. Dennington
David Eagle
Jeff Walker

For the Appellants: John Bartolini, Applicant
4 Wyeth Circle
Southborough, MA 01772

Procedural History:

1. An application for a Special Permit was filed in the Office of Southborough Building Department on May 17, 2016
2. The application for a Special Permit is to convert a single family home into a two-family dwelling.
3. The applicant is seeking a Special Permit from Sec. 174-8.7 C (3)
4. The Record Owner of the subject property is John Bartolini Jr.

5. A public hearing before the Zoning Board of Appeals was duly noticed, opened on June 15, 2016 and closed in the same evening.

Plans/ Documents:

1. Email from Fire Chief Joseph Mauro to the Building Department dated June 8, 2016.
2. Email from Tammi Rice of the Health Department to the Building Department dated June 15, 2016.
3. Letter from the Building Commissioner/ Zoning Officer Mark Robidoux to John Bartolini Jr. dated April 28, 2016.
4. Letter of recommendation from the Planning Board to the Zoning Board of Appeals, dated May 17, 2016.
5. Two (2) pages of elevations/floor plan drawings from the applicant dated April 2016.
6. One (1) page plot plan of land from the applicant dated 11/20/1996.

Findings:

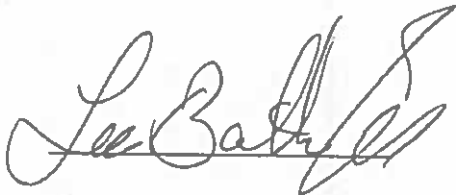
1. The proposal constitutes a Special Permit request under the Town of Southborough Zoning Bylaw.
2. The Property is located in the I (Industrial) zoning district.
3. The applicant is proposing to convert and add a second story onto an existing garage to create the proposed unit. The footprint of the current home will remain the same.
4. The proposal meets all dimensional setback requirements.
5. The proposal has an appropriately sized septic system and can accommodate emergency vehicle access.
6. Four parking spaces can be accommodated on site.

Decision and Vote of the Board:

At its meeting on June 15, 2016, the Zoning Board of Appeals voted 5-0 to grant the Special Permit pursuant to Sec. 174-8.2 B (12) for the construction of a detached two car garage.


After review of all evidence and facts presented at this hearing, and after deliberations on the same, voted unanimously 5-0 on a motion made by P. Drepanos, and seconded by J. Walker, with members voting as follows to grant the requested Special Permit:

Leo F. Bartolini Jr.	Yes
Paul Drepanos	Yes
Andrew R. Dennington	Yes
David Eagle	Yes
Jeff Walker	Yes



Leo F. Bartolini Jr., Chairperson

Signing on behalf of the Zoning Board of Appeals

Filed with the Town Clerk on: 6/22/16 11:36am


****NOT VALID FOR RECORDING UNTIL CERTIFIED BY THE TOWN CLERK OF SOUTHBOROUGH****

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Southborough Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest: _____

James F. Hegarty, Town Clerk

Date